



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Prequalification of Contractors for Civic Center Improvements (Phase II), City Hall Remodel (Information Only)

MEETING DATE: November 16, 1994

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Information only.

BACKGROUND INFORMATION: The plans and specifications for the City Hall remodel are now being processed through the Building Division for plan check. Our present schedule is to bring the plans and specifications to the City Council for approval and authorization for bidding in December of this year.

Because of the size of this project and the fact that it is a complete remodel of an existing historical structure, we are proposing to prequalify bidders on this project. The main purpose of prequalification of bidders is to ensure that the general contractors bidding the project have the appropriate qualifications. We will also be confirming that contractors are financially sound and have a good record of performing their work on time with minimal stop notices, change orders and claims. This prequalification procedure will also allow us the time to contact the owner, architect and engineering references. We are now working with the City Attorney on the development of an appropriate questionnaire.

In addition to prequalification of contractors, we will be requiring that any contractor bidding this project attend a pre-bid conference. By requiring a pre-bid conference, many of the unknowns will be uncovered through a question-and-answer process, all contractors will be going into the bidding process with the same information, and the City should receive lower overall bids.

By using the above procedure, we should be able to eliminate any contractors, not qualified to do the work, trying to lowball the job or bidding without complete evaluation of the plans and specifications. The City wants only interested, viable and experienced contractors to bid this critical project.

FUNDING: Not applicable.


Jack L. Ronsko
Public Works Director

JLR/lm

cc: City Attorney
Building and Equipment Maintenance Superintendent

APPROVED



THOMAS A. PETERSON
City Manager



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